

## **V. Report Recommendations**

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The report states that the focus of the recommended improvements is to:

- 1) Restore the exterior of the building to a “stable envelope capable of providing weather protection preventing further deterioration” and provide a “suitable historic context within which to successfully develop the interior of the building.”
- 2) Limit interior work to “improvements that are only required to ensure the long term structural stability of the entire building as required to make it ready for additional interior improvements such as might be necessary for conventional office, commercial and/or residential reuse.”

A Basic Improvement Plan, Upgrade Items, and Additional Scope and Deferment Items are outlined on Pages 1-2, with more details appearing in the following sections: Crawl Space (pp. 6-7); Exterior Masonry Walls (pp. 8-9); Exterior Wood, Windows, Doors & North Porch (pp. 10-11); Roof Areas (p. 12); Interior Structure and Flooring (p. 13); Building Utilities (p. 14); Termite Damage (p. 14); and Accessibility Issues (p. 14). Comments on whether the proposed work is consistent with the Secretary of the Interior’s Standards for Rehabilitation will appear in bold type following each item discussed.

### Crawl Space (pp. 2; 6-7 of report)

#### *Basic Improvement Plan*

- Raise height of window wells at all of the existing exterior access window openings to the Crawl Space.  
**This minor visual change is necessary to protect the building against water damage and will not harm the building’s significant characteristics or destroy historic materials (Standards 2 and 5).**

#### *Upgrade Items*

- Regrade along the east face (Canal Street elevation): raise 18” at the building line, pave with brick, slope to drain to grade 18 feet away.  
**Regrading will slightly change the profile of the building at ground level, but will not have a significant effect on any of the building’s significant characteristics (Standard 2).**

#### *Additional Scope and Deferment Items*

- Installation of sump pits and pumps.  
**This would not conflict with any of the Standards.**
- Installation of a gravel and lightweight concrete cover over Crawl Space floor.  
**Standards 9 and 10: This new work would be distinguishable and reversible.**

### Exterior Masonry Walls (pp. 2; 8-9 of report)

#### *Basic Improvement Plan*

- Rebuild all masonry from beltcourse over third floor window openings to top of wall.  
**The replacement of historic masonry is acceptable due to its current poor condition, but the replacement masonry should match the old (Standard 6).**
- Replace wood beltcourse with masonry material.  
**Standard 6 states that deteriorated features should be repaired rather than replaced and that if new features are required due to severity of deterioration they should match the old in materials where possible. The report states that the use of wood has contributed to weakening the bearing capacity of the wall and deterioration of masonry; therefore, in this case replacement of a wood beltcourse with a masonry beltcourse is acceptable.**
- Restore remaining granite treads and risers.  
**This is consistent with Standard 6.**

*Additional Scope and Deferment Items*

- Clean masonry.  
**In accordance with Standard 7, this cleaning should be undertaken using the gentlest means possible.**

Exterior Wood, Windows, Doors and North Porch (pp. 2; 10-11 of report)

*Basic Improvement Plan/Upgrade Items*

- Replace approximately 1/3 of wood cornice; repair and repaint remaining portions. Caulk, prime, and repaint all remaining exterior wood.  
**This approach is consistent with Standard 6.**
- Replace eave moldings.  
**Replacement is necessary due to deterioration; this is consistent with Standard 6.**
- Replace window framing where necessitated by deterioration; caulk and repaint remaining original components. Replace windows that are entirely missing or compromised by broken glass. Restore window that has been filled in with brick to its previous state.  
**This approach is consistent with Standard 6.**
- Replace missing dormer windows on the east face of the roof.  
**The dormers are a distinctive feature, substantiated by pictorial and physical evidence. Repairing existing dormers and replacing missing dormers in kind will not harm historic materials. (Standards 2, 5 and 6)**
- Restore framework and trim of exterior doors if possible; replace if not.  
**If the replacement is necessary and done in kind, this is consistent with Standard 6.**

- Demolish and rebuild entire porch.

**The severely deteriorated condition of the porch allows for replacement in kind under Standard 6; photographic evidence of the porch in its historic state is available to substantiate the replacement.**

#### Roof Areas (pp. 1-2; 12 in report)

##### *Basic Improvement Plan/Upgrade Items*

- Repair and/or replace much of the existing roof structure. Replacement of all roofing, guttering, and downspouting, along with the repair and/or replacement of all seven dormers.

**This is in accordance with Standard 6 and with the reasonable application of the Standards, taking into consideration economic and technical feasibility. See above for discussion of reconstructing three former dormers. If at all possible, the existing dormers should be repaired rather than replaced.**

#### Interior Structure and Flooring (pp. 2; 13 in report)

##### *Additional Scope and Deferment Items*

- Remove and replace complete interior floor structure, supports and rough floor decking.

**The report states that conditions are severely deteriorated in the original portion of the building and no salvage appears possible; however, in the later additions some repair may be possible. If conditions and economics allow, repair of flooring with in-kind materials should be undertaken. (Standard 6)**

- Replacement of sections of interior brick.

**This is consistent with Standard 6.**

#### Building Utilities (p. 14)

The building is gutted and is generally lacking utilities, or retains only utilities remnants that are unsuitable for reuse. New building utility services would be necessary upon reuse. Review of the new building utilities with reference to the Standards would take place at that time.

#### Termite Damage (p. 14)

##### *Basic Improvement Plan*

- Treatment of the building for termite infestation.

**If conducted with regard for historic materials, this will not harm the character and significance of the building (Standards 2 and 6).**

### Accessibility Issues (p. 14)

With reuse, access improvements in compliance with current building codes will be necessary. The solution and review under the Standards must await a reuse design.

### Additional

The following items are mentioned on p. 1 of the report, but not detailed further.

#### *Basic Improvement Plan*

- Temporary work to seal and protect the building.  
**This work should not entail the unnecessary removal of any significant historic materials or elements showing distinctive construction or craftsmanship; historic features should be repaired rather than replaced when possible, or replaced in kind if necessary. (Standards 2, 5 and 6)**
- Complete scaffolding of the building.  
**This will be temporary and should not affect the building.**

#### *Upgrade Items*

- Substitute standing seam roofing for wood shingle; upgrading to wood shingles including the replacement of roof decking for those areas presently covered with asphalt shingles.  
**Physical, documentary and photographic evidence should be reviewed and replacements made only where necessary and appropriate (Standards 2 and 6).**
- Replace all windows and the [sic] repair of the exterior doors.  
**Replacement of windows should be avoided except where missing or demanded by serious deterioration in condition, as existing historic windows are characteristic of the property (Standards 2 and 6).**
- Provide electrical service and lighting for the North Elevation Porch.  
**This should not harm any distinctive characteristics of the building or conflict with any of the Standards.**